

EXHIBIT A

Proposed Order

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

FRANCHISE GROUP, INC., *et al.*,¹

Debtors.

Chapter 11

Case No. 24-12480 (JTD)

(Jointly Administered)

Ref. Docket No. 586

**SIXTH OMNIBUS ORDER, PURSUANT TO SECTIONS 105(a), 365(a), AND 554 OF
THE BANKRUPTCY CODE AUTHORIZING THE DEBTORS TO (I) REJECT
CERTAIN UNEXPIRED LEASES, EFFECTIVE AS OF THE REJECTION
DATE; AND (II) ABANDON PERSONAL PROPERTY**

Upon consideration of the motion (the “Motion”)² of the debtors and debtors-in-possession in the above-captioned chapter 11 cases (collectively, the “Debtors”) for the entry of an order (this “Order”), pursuant to sections 105(a), 365, and 554 of the Bankruptcy Code, authorizing the Debtors to (i) reject those certain unexpired leases (the “Rejected Leases”) set forth on Schedule 1

¹ The Debtors in these Chapter 11 Cases, along with the last four digits of their U.S. federal tax identification numbers, to the extent applicable, are Franchise Group, Inc. (1876), Freedom VCM Holdings, LLC (1225), Freedom VCM Interco Holdings, Inc. (2436), Freedom Receivables II, LLC (4066), Freedom VCM Receivables, Inc. (0028), Freedom VCM Interco, Inc. (3661), Freedom VCM, Inc. (3091), Franchise Group New Holdco, LLC (0444), American Freight FFO, LLC (5743), Franchise Group Acquisition TM, LLC (3068), Franchise Group Intermediate Holdco, LLC (1587), Franchise Group Intermediate L, LLC (9486), Franchise Group Newco Intermediate AF, LLC (8288), American Freight Group, LLC (2066), American Freight Holdings, LLC (8271), American Freight, LLC (5940), American Freight Management Company, LLC (1215), Franchise Group Intermediate S, LLC (5408), Franchise Group Newco S, LLC (1814), American Freight Franchising, LLC (1353), Home & Appliance Outlet, LLC (n/a), American Freight Outlet Stores, LLC (9573), American Freight Franchisor, LLC (2123), Franchise Group Intermediate B, LLC (7836), Buddy’s Newco, LLC (5404), Buddy’s Franchising and Licensing LLC (9968), Franchise Group Intermediate V, LLC (5958), Franchise Group Newco V, LLC (9746), Franchise Group Intermediate BHF, LLC (8260); Franchise Group Newco BHF, LLC (4123); Valor Acquisition, LLC (3490), Vitamin Shoppe Industries LLC (3785), Vitamin Shoppe Global, LLC (1168), Vitamin Shoppe Mariner, LLC (6298), Vitamin Shoppe Procurement Services, LLC (8021), Vitamin Shoppe Franchising, LLC (8271), Vitamin Shoppe Florida, LLC (6590), Betancourt Sports Nutrition, LLC (0470), Franchise Group Intermediate PSP, LLC (5965), Franchise Group Newco PSP, LLC (2323), PSP Midco, LLC (6507), Pet Supplies “Plus”, LLC (5852), PSP Group, LLC (5944), PSP Service Newco, LLC (6414), WNW Franchising, LLC (9398), WNW Stores, LLC (n/a), PSP Stores, LLC (9049), PSP Franchising, LLC (4978), PSP Subco, LLC (6489), PSP Distribution, LLC (5242), Franchise Group Intermediate SL, LLC (2695), Franchise Group Newco SL, LLC (7697), and Educate, Inc. (5722). The Debtors’ headquarters is located at 109 Innovation Court, Suite J, Delaware, Ohio 43015.

² Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Motion.

to this Order, effective as of December 31, 2024 (the “Rejection Date”), and (ii) abandon personal property (the “Personal Property”) remaining on the Rejected Premises as of the Rejection Date; and upon consideration of the Motion and all pleadings related thereto, including the First Day Declaration; and due and adequate notice of the Motion having been given under the circumstances; and having determined that no other or further notice of the Motion is required; and having determined that this Court has jurisdiction to consider the Motion in accordance with 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware, dated as of February 29, 2012; and having determined that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and having determined that venue of these Chapter 11 Cases and the Motion is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and it appearing that the relief requested in the Motion is in the best interests of the Debtors, their estates, their creditors, and other parties in interest; and after due deliberation and sufficient cause appearing therefor,

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED as set forth herein.
2. Pursuant to sections 105(a) and 365(a) of the Bankruptcy Code and Bankruptcy Rule 6006, the Rejected Leases, to the extent not already terminated in accordance with their applicable terms or upon agreement of the parties, are hereby rejected by the Debtors, with such rejection being effective as of the Rejection Date.
3. Pursuant to sections 105(a) and 554(a) of the Bankruptcy Code and Bankruptcy Rule 6007, any Personal Property remaining, as of the Rejection Date, on the Rejected Premises is hereby abandoned by the Debtors, with such abandonment being effective as of the Rejection Date. Landlords of the Rejected Premises may dispose of any and all Abandoned Personal

Property remaining on the Rejected Premises without further notice or liability to any third party or the Debtors. To the extent necessary, the automatic stay is modified to allow such disposition.

4. If the Debtors have deposited monies with a counterparty to a Rejected Lease as a security deposit or other arrangement, such counterparty may not setoff or recoup or otherwise use such deposit without the prior authority of this Court.

5. Any person or entity that holds a claim that arises from the Rejected Leases must file a proof of claim based on such rejection on or before the date that is thirty (30) days after the entry of this Order.

6. Nothing in this Order shall impair, prejudice, waive or otherwise affect any of the rights of the Debtors or any other party to: (a) assert or contest that the Rejected Leases (i) were terminated on the Rejection Date, or (ii) are not unexpired leases under section 365 of the Bankruptcy Code; (b) assert or contest that any claim for damages arising from the rejection of the Rejected Leases is limited to the remedies available under any applicable termination provisions of the Rejected Leases; (c) assert or contest that any such claim is an obligation of a third party, and not that of the Debtors or their estates; or (d) otherwise assert or contest any claims that may be asserted in connection with the Rejected Leases. All rights, claims, defenses and causes of action that the Debtors and their estates may have against the counterparties to the Rejected Leases, whether or not such claims arise under, are related to the rejection of, or are independent of the Rejected Leases, are reserved, and nothing herein is intended or shall be deemed to impair, prejudice, waive or otherwise affect such rights, claims, defenses and causes of action. Additionally, all rights, claims, defenses, and causes of action of any counterparty to the Rejected Leases, whether or not such claims arise under, are related to the rejection of, or are independent

of the Rejected Leases, are reserved, and nothing herein is intended or shall be deemed to impair, prejudice, waive or otherwise affect such rights, claims, defenses and causes of action.

7. Nothing in this Order shall be construed to (a) create or perfect, in favor of any person or entity, any interest in cash of a Debtor that did not exist as of the Petition Date or (b) alter or impair any security interest or perfection thereof, in favor of any person or entity, that existed as of the Petition Date.

8. Nothing in this Order shall create, nor is intended to create, any rights in favor of or enhance the status of any claim held by any party.

9. The requirements in Bankruptcy Rules 6006 and 6007 are satisfied.

10. The Debtors are authorized to take any and all actions necessary to effectuate the relief granted herein.

11. Notwithstanding any applicability of Bankruptcy Rule 6004(h), the terms and conditions of this Order shall be effective and enforceable immediately upon its entry.

12. This Court shall retain jurisdiction with respect to all matters arising from or related to the implementation or interpretation of this Order.

Schedule 1

Rejected Leases¹

¹ Each, as may be amended, modified, or supplemented from time to time and together with any schedules thereto.

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
1	1000 Boston Turnpike LLC	1000 Boston Turnpike LLC Raymond Cheng 1000 Boston Turnpike Shrewsbury, MA 1545	American Freight Outlet Stores, LLC	Lease, dated August 8, 1994 Shrewsbury Vlg Shpng Ctr. 1000 Boston Trnpk Shrewsbury, MA 01545	8286
2	1700 Eubank LLC	1700 Eubank LLC Mark Friedman 6106 Jefferson NE, STE A-2 Albuquerque, NM 87109	American Freight, LLC	Lease, dated June 12, 2017 1700 Eubank Blvd Ne Albuquerque, NM 87112	150
3	2151 Highland Partners LLC	2151 Highland Partners LLC Anabeth Redmond 2926 B Foster Creighton Drive Nashville, TN 37204	American Freight, LLC	Lease, dated December 31, 2018 2151 N Highland Ave Jackson, TN 29702	176
4	2885 Gender Road, LLC	2885 Gender Road, LLC David Anderson 9 North Third St. PO Box 4053 Newark, OH 43055	American Freight Outlet Stores, LLC	Outlet Store Lease, dated February 18, 2011 2885 Gender Rd Reynoldsburg, OH 43068	5060
5	3200 HWY 13, LLC	3200 HWY 13, LLC Kyle Thompson/Colin Quinn 6920 Dakota Trail Minneapolis, MN 55439	American Freight, LLC	Lease, dated November 1, 2014 3200 Highway 13 West Burnsville, MN 55337	94
6	4100 Tomlynn Street-Rebkee, LLC	4100 Tomlynn Street-Rebkee, LLC Kari Fordin 2800 Patterson Ave Richmond, VA 23221	American Freight Outlet Stores, LLC	Lease Agreement, dated December 12, 2017 4100 Tomlynn St. - Suite A Richmond, VA 23230	4994
7	425 Broadway RE Holdings LLC & 431 Broadway RE Holdings LLC	425 Broadway RE Holdings LLC & 431 Broadway RE Holdings LLC Joseph Fallas 15001 South Figueroa St Gardena, CA 90248	American Freight Outlet Stores, LLC	Outlet Store Lease, dated August 26, 2013 320 W Rancho Vista Blvd Palmdale, CA 93551	4038
8	4801 Washtenaw LLC	4801 Washtenaw LLC Joseph Nusbaum 15041 Burton Oak Park , MI 48237	American Freight, LLC	Lease, dated August 5, 2008 4801 Washtenaw Ave. Ann Arbor, MI 48108	34
9	5737-5848 North Elizabeth Street Holdings, LLC c/o CW Capital Asset Management LLC	5737-5848 North Elizabeth Street Holdings, LLC c/o CW Capital Asset Management LLC Justin Backstrom 900 19th Street, NW, 8th Floor Washington, DC 20006	American Freight, LLC	Lease, dated August 17, 2023 5737 N Elizabeth St Pueblo, CO 81001	302
10	65 Holmes Investment Partners, LLC	65 Holmes Investment Partners, LLC Michael Grossman 137 Danbury Road, PMB 300 New Milford, CT 6776	American Freight Outlet Stores, LLC	Lease, dated August 10, 2018 65 Holmes Rd. Newington, CT 06111	4324
11	7000 S May Ave LLC	7000 S May Ave LLC J. Russell 114 NW 6th ST, Ste. 206 Oklahoma City , OK 73102	American Freight, LLC	Lease, dated August 12, 2016 2825 W I-240 Service Rd. Oklahoma City, OK 73159	132
12	94 LLC	94 LLC Aaron Kendall 7820 Eagle Crest Blvd Evansville, IN 47715	American Freight, LLC	Lease, dated March 24, 2008 2800 Lynch Rd Evansville, IN 47711	2

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
13	Access Commercial LLC	Access Commercial LLC Corey Kline (PM) 10730 Pacific Street, Ste. 230 Omaha, NE 68114	American Freight Outlet Stores, LLC	Lease, dated June 27, 2014 1040 S. Barrington Rd Streamwood, IL 60107	5292
14	AJDC2 LLC	AJDC2 LLC Joe Hardage 1092 Titleist Way Auburn, AL 36830	American Freight, LLC	Lease, dated April 26, 2011 3233 Teal Road Lafayette, IN 47905	61
15	Albany Plaza Shopping Center, LLC	Albany Plaza Shopping Center, LLC Sammy Hajibai 370 Seventh Avenue, Ste. 1600 New York, NY 10001	American Freight, LLC	Lease, dated February 19, 2021 2304 N Slappey Blvd Albany, GA 31701	258
16	Alisan, LLC and Roseff, LLC	Alisan LLC and Roseff LLC c/o Kin Properties Attn: Lee Cherney and General Counsel 185 N.W. Spanish River Boulevard, Ste. 100 Boca Raton, FL 33431	American Freight Outlet Stores, LLC	Lease, dated January 23, 1968 12001 Sears St Livonia, MI 48150	5230/4612
17	All American Associations LLC	All American Associations LLC Colette Cisco 307 Focis Street Metairie, LA 70005	American Freight, LLC	Lease, dated January 23, 2015 3409 N I-10 Service Rd. W Metairie, LA 70002	109
18	Allentex, LP	Allentex, LP Derek Boisse 319 S. Robertson Blvd. Beverly Hills, CA 90211	American Freight Outlet Stores, LLC	Outlet Store Lease, dated October 1, 2011 109 N Greenville Ave Allen, TX 75002	9796
19	Alqam Musa Realty LLC	Alqam Musa Realty LLC Iyad Alqam 8642 Normandy Ave Burbank, IL 60459	American Freight, LLC	Lease Agreement, dated May 4, 2016 2964 W. Wheatland Rd. Dallas, TX 75237	127
20	Amerco Real Estate Company	Amerco Real Estate Company Thao Nguyen 2727 N. Central Ave., Ste. 500 Phoenix, AZ 85004	American Freight Outlet Stores, LLC	Lease, dated January 1, 2022 1200 Blumenfeld Dr, Suite C Sacramento, CA 95815	9229
21	AMG Properties Inc	AMG Properties Inc Dinora Casanova 1430 S Dixie Highway, Ste. 306 Coral Gables, FL 33912	American Freight, LLC	Lease, dated December 21, 2015 13080 Metro Parkway Ft. Myers, FL 33966	57
22	Anderson Plaza, LLC	Anderson Plaza, LLC Mardy Shore 1360 E 14th St., Ste. 101 Brooklyn, NY 11230	American Freight, LLC	Lease, dated December 2, 2016 2600 Anderson Rd Suite 101 Greenville, SC 29611	134
23	Arch Village Mgmt Realty	Arch Village Mgmt Realty David Galpern PO Box 7331 Richmond, VA 23221	American Freight, LLC	Lease, dated August 31, 2015 9131 Midlothian Turnpike Richmond, VA 23236	115
24	ARES Holdings, LLC	ARES Holdings, LLC Chris Becraft 15205 E Fairy Duster Ct. Fountain Hills, AZ 85268	American Freight Outlet Stores, LLC	Lease, dated April 21, 2015 16809 N. 9th Street Phoenix, AZ 85022	4666

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25	Arizona Mills Mall, LLC	Arizona Mills Mall, LLC Attn: General Counsel P.O Box 402298 Atlanta, GA 30384	American Freight Outlet Stores, LLC	Specialty Store Lease, dated March 18, 2004 5000 Arizona Mills Circle, Suite 625 Tempe, AZ 85282	4598
26	AR-Park Shopping Center, LLC and JSP Park Shopping Center, LLC	AR-Park Shopping Center, LLC and JSP-Park Shopping Center, LLC Bridget Mullen 11155 Red Run Blvd., Ste. 320 Owings Mills, MD 21117	American Freight, LLC	Lease, dated November 6, 2023 270 Park Center Dr Parkersburg, WV 26101	297
27	B33 Broadview Village LLC	B33 Broadview Village LLC Arshad Sultan 9330 West Sahara Avenue, Ste. 270 Las Vegas, NV 89117	American Freight Outlet Stores, LLC	Outlet Store Lease, dated September 16, 2020 1000 Broadview Village Square Broadview, IL 60153	5438
28	B33 Centennial Promenade III, LLC	B33 Centennial Promenade III, LLC Anjali Chase 601 Union Street, Ste. 1115 Seattle, WA 98101	American Freight, LLC	Lease, dated June 9, 2023 9667 E County Line Rd Centennial, CO 80112	294
29	Baldwin Gardens, Inc.	Baldwin Gardens, Inc. John A. Munch, Esq. 2540 Village Common Drive Erie, PA 16506	American Freight, LLC	Lease, dated March 10, 2010 2411 West 12th St Erie, PA 16505	49
30	Bardstown S.C., LLC	Bardstown S.C., LLC Kevin Sullivan 200 S Fifth St., STE 200N Louisville, KY 40202	American Freight FFO, LLC	Lease, dated November 30, 2009 223 Kentucky Home Sq Bardstown, KY 40004	250
31	BC Airport, LLC	BC Airport, LLC Mario Kiezi 888 W Big Beaver Rd, Ste. 300 Troy, MI 48084	American Freight Outlet Stores, LLC	Outlet Store Lease, dated December 5, 2013 6645 Airport Hwy. Holland, OH 43528	4076
32	Bell Tower 24, LLC	Bell Tower 24, LLC Kari Barker 2701 E Camelback Rd, Ste. 170 Phoenix, AZ 85016	American Freight, LLC	Lease Agreement, dated October 5, 2017 4961 W. Bell Rd Glendale, AZ 85308	151
33	Belt 98, LLC	Belt 98, LLC Robert Denenberg 4325 Marquette Dr Mobile, AL 36608	American Freight Outlet Stores, LLC	Lease, dated November 22, 2016 3404 Moffett Rd Unit-B Mobile, AL 36607	62
34	Berryessa Plaza, LLC	Berryessa Plaza, LLC George Mersho 755 Jarvis Drive Morgan Hill, CA 95037	American Freight Outlet Stores, LLC	Outlet Store Lease, dated February 2, 2013 4854 West Lone Mountain Rd Las Vegas, NV 89130	4989
35	BG Plaza LLC	BG Plaza LLC Inder Singh 4325 Bay Rd Saginaw, MI	American Freight, LLC	Lease, dated July 18, 2016 4345 Bay Road Saginaw, MI 48603	130
36	BRE Mariner Venice Shopping Center LLC	BRE Mariner Venice Shopping Center LLC Greg Lenners 450 Lexington Ave, Floor 13 New York, NY 10017	American Freight, LLC	Lease, dated March 31, 2021 515 Tamiami Trail Venice, FL 34285	261

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37	Brixmor Holdings 8 SPE LLC C/O Brixmor Property Group	Brixmor Holdings 8 SPE LLC C/O Brixmor Property Group Attn: General Counsel 200 Ridge Pike, STE #100 Conshohocken, PA 19428	American Freight, LLC	Lease Agreement, dated July 22, 2019 3267 East Broadway St Pearland, TX 77581	183
38	Brixmor SPE 5 LLC	Brixmor SPE 5 LLC Binal Shah 200 Ridge Pike, Ste. 100 Conshohocken, PA 19428	American Freight Outlet Stores, LLC	Lease, dated August 12, 1994 6022 W. Crawfordsville Rd. Speedway, IN 46224	8279
39	Brixton Rogue, LLC C/O Spinoso Real Estate Group Attn: Lease Administration	Brixton Rogue, LLC C/O Spinoso Real Estate Group Attn: Lease Administration Anna Orlando 112 Northern Concourse North Syracuse, NY 13212	American Freight, LLC	Lease, dated September 1, 2023 1600 N Riverside Ave Medford, OR 97501	299
40	Brookhill V Acquisition	Brookhill V Acquisition Gerald Bedrin 65 Harristown Road, Ste. 301 Glen Rock, NJ 7452	American Freight, LLC	Lease, dated July 17, 2023 9120 Wadsworth Pkwy Westminster, CO 80021	296
41	BSW/DMW Properties LLC	BSW/DMW Properties LLC Mr. Dennis Walsh 8 Chapel Street Canton, NY 13617	American Freight, LLC	Lease, dated May 1, 2008 2410 Erie Blvd. East Syracuse, NY 13224	33
42	Builders, Inc.-Commercial Division	Builders, Inc.-Commercial Division Stacie Wilkes 1081 S Glendale Wichita, KS 67218	American Freight Outlet Stores, LLC	Outlet Store Lease, dated May 3, 2013 3535 N Rock Rd , Ste #100 Wichita, KS 67226	9881
43	BZA Northtowne Center SPE, LLC c/o Silver Bears Management, LLC	BZA Northtowne Center SPE, LLC c/o Silver Bears Management, LLC Gabrielle Shuster 604 Banyan Trail, Unit 811240 Boca Raton, FL 33481	American Freight Outlet Stores, LLC	Lease, dated October 8, 2008 5450 Highway 153 Ste 100 Hixson, TN 37343	5264
44	Cafaro Leasing Company, LLC	Cafaro Leasing Company, LLC Attn: General Counsel 5577 Youngstown-Warren Rd. Niles, OH 44446	American Freight, LLC	Lease, dated March 27, 2023 5185 Youngstown-Warren Rd Niles, OH 44446	290
45	Cedar Golden Triangle, LLC	Cedar Golden Triangle, LLC Attn: General Counsel 44 South Bayles Avenue, Suite 304 Port Washington, NY 11050	American Freight, LLC	Lease, dated September 30, 2020 1276 Lititz Pike Lancaster, PA 17601	209
46	Cental Mall Port Arthur Realty Holding, LLC	Cental Mall Port Arthur Realty Holding, LLC c/o 4th Dimension Properties, LLC 1909 Tyler Street, Ste. 401 Hollywood, FL 33020 Attn: General Counsel	American Freight, LLC	Lease, dated August 15, 2023 3100 Highway 365 Port Arthur, TX 77643	298
47	Centerview Plaza, LLC	Centerview Plaza, LLC Chase Lansford 3113 S. University Dr. , Ste. 600 Fort Worth , TX 76109	American Freight, LLC	Lease, dated November 17, 2021 106 S Us 29 Hwy China Grove, NC 28023	272

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
48	Certified Capital, LP, Horowitz Holdings, LLC, LW Acquisitions, LLC, and 3610 Partners, GP	Certified Capital, LP, Horowitz Holdings, LLC, LW Acquisitions, LLC, and 3610 Partners, GP 11661 San Vicente Blvd., Ste. 301 Los Angeles, CA 90049	American Freight Outlet Stores, LLC	Outlet Store Lease, dated August 16, 2023 3610 Torrance Boulevard Torrance, CA 90503	7659
49	CETA Group Limited Partnership	CETA Group Limited Partnership Jim Barger 166 West Chestnut Street Washington, PA 15301	American Freight, LLC	Lease Agreement, dated November 17, 2015 3116 Us Route 60 Huntington, WV 25705	120
50	Charleigh Davis and TCCB Properties	Charleigh Davis and TCCB Properties Charleigh Davis 220 Jack Warner Pkwy, STE 300 Tuscaloosa, AL 35401	American Freight, LLC	Lease, dated July 22, 2020 2300 McFarland Blvd Northport, AL 35476	198
51	CHILLICOTHE SHOPPING CENTER, LP C/O Landmark Properties	CHILLICOTHE SHOPPING CENTER, LP C/O Landmark Properties Laura Chirillo 4848 Route 8, Unit 2 Allison Park, PA 15101	American Freight, LLC	Lease, dated August 20, 2020 110 Consumer Center Dr Ste 1 Chillicothe, OH 45601	199
52	Chris McCarty Company, LLC	Chris McCarty Company, LLC Kelly McCarty PO Box 33354 Louisville, KY 40232	American Freight, LLC	Lease, dated September 8, 2020 511 Little League Blvd Clarksville, IN 47129	207
53	Cielo Paso Las Tiendas c/o MIMCO	Cielo Paso Las Tiendas c/o MIMCO Kimberly Montero 6500 Montana Ave. El Paso, TX 79925	American Freight Outlet Stores, LLC	Lease, dated August 21, 2023 700 E Expy 83, Suite 200 McAllen, TX 79569	1916
54	Circle City Property Group Inc.	Circle City Property Group Inc. Michael Gilley 1504 Sadlier Circle South Dr. Indianapolis, IN 46239	American Freight, LLC	Lease, dated October 13, 2015 5615 West 38th Street Unit A Indianapolis, IN 46254	119
55	CJM Limited Liability Limited Partnership	CJM Limited Liability Limited Partnership Mark Ridley 10780 W State Street, Ste. 252 Star, ID 83669	American Freight, LLC	Lease, dated December 20, 2023 21 West Center Street Orem, UT 84058	310
56	Clear Creek Brothers - CV, LLC	Clear Creek Brothers - CV, LLC Ed Fahey PO Box 32462 Charlotte, NC 28232	American Freight, LLC	Indenture to Lease, dated March 10, 2017 1526-A Alleghany St Charlotte, NC 28208	147
57	Clear Lake Center, LP	Clear Lake Center, LP Ken Allen 4545 Bissonnet, Ste. 100 Bellaire, TX 77401	American Freight Outlet Stores, LLC	Shopping Center Lease Agreement, dated September 18, 2013 20750 Gulf Freeway Webster, TX 77598	4068
58	Clendenin Partners	Clendenin Partners Roy Clendenin PO Box 418, Goodlettsville, TN 37070	American Freight, LLC	Lease Agreement, dated February 1, 2013 309 N Main St Goodlettsville, TN 37072	85

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
59	Cobblestone Square Company LTD. c/o Carnegie Management and Development Corporation	Cobblestone Square Company LTD. c/o Carnegie Management and Development Corporation Rustom R. Khouri, President cc: General Counsel 27500 Detroit Road, STE #300 Westlake, OH 44145	American Freight, LLC	Lease Agreement, dated October 5, 2020 445 Midway Blvd Elyria, OH 44035	212
60	Cofe Charleston, LLC	Cofe Charleston, LLC 2950 SW 27th Ave, Ste. 100 Miami, FL 33133	American Freight, LLC	Lease Agreement, dated September 16, 2013 4750 Goer Dr. Suite C North Charleston, SC 29406	90
61	ColFin 2015-2 Industrial C/O Link Industrial Management LLC	ColFin 2015-2 Industrial C/O Link Industrial Management LLC Michelle Annett 602 W. Office Center Dr., Ste. 200 Fort Washington, PA 19034	American Freight, LLC	Lease, dated April 29, 2016 1825 Westpark Dr Grand Prairie, TX 75050	125
62	Commerical Properties Associates, LLP	Commerical Properties Associates, LLP James D. Crawford, Trustee 26565 Miles Rd, Ste. 200 Warrensville Heights, OH 44128	American Freight, LLC	Lease, dated November 2, 2012 1291 E Pershing Road Decatur, IL 62526	82
63	Concord Retail Investment Group, LLC	Concord Retail Investment Group, LLC Samantha Pope 2400 South Boulevard, Ste. 300 Charlotte, NC 38203	American Freight Outlet Stores, LLC	Lease Agreement, dated October 1, 2012 545 Concord Pkwy N Concord, NC 28027	9974
64	Confluence Investments, LLC	Confluence Investments, LLC Kyle Hagen 1941 Montreal Ave Saint Paul, MN 55116	American Freight, LLC	Lease, dated August 1, 2018 2210 South St Rt 291 Hwy Suite B Independence, MO 64057	167
65	Core Park Center, LLC	Core Park Center, LLC Jonathan Spitz 10 Parkway North, Ste. 120 Deerfield, IL 60015	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 6, 2011 16040 S. Harlem Ave Tinley Park, IL 60477	9756
66	Costco-Innovel Properties, LLC	Costco-Innovel Properties, LLC Eileen Carrel 999 Lake Drive Issaquah, WA 98027	American Freight Outlet Stores, LLC	Lease Agreement, dated October 1, 2012 642 Thompson Ln. Nashville, TN 37204	8487
67	Costco-Innovel Properties, LLC	Costco-Innovel Properties, LLC Eileen Carrel 999 Lake Drive Issaquah, WA 98027	American Freight Outlet Stores, LLC	Lease Agreement, dated October 1, 2012 350 Glendale Ave. Ste 100 Sparks, NV 89431	9486
68	Creekstone/Juban, LLC	Creekstone/Juban, LLC Attn: General Counsel 6765 Corporate Blvd. Baton Rouge, LA 70809	American Freight, LLC	Lease, dated November 16, 2021 10076 Crossing Way Ste 530 Denham Springs, LA 70726	271
69	Crossing Point, LLC	Crossing Point, LLC Ben Stroh 401 Main St., Ste. 218 Cedar Falls, IA 50613	American Freight, LLC	Lease, dated May 16, 2023 2060 Sovia Dr Waterloo, IA 50702	293
70	Crossroads Centre II, LLC	Crossroads Centre II, LLC Timothy Timmons 700 Mall Drive Portage, MI 49024	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 8, 2013 669 Mall Drive Portage, MI 49024	4032

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71	Crossroads Plaza, LLC	Crossroads Plaza, LLC Michael Greene 14212 Reed Farm Way North Potomac, MD 20878	American Freight, LLC	Lease, dated March 4, 2021 1980 Stone Rose Dr Rocky Mount, NC 27804	260
72	Crossroads Sunset Holdings, LLC	Crossroads Sunset Holdings, LLC Lease/Legal Concerns (James Phillips) 8350 W. Shara Ave, Ste. 210 Las Vegas, NV 89117	American Freight Outlet Stores, LLC	Outlet Store Lease, dated March 13, 2017 1437 W Sunset Suite 100 Henderson, NV 89014	9849
73	CTO24 Carolina Pavilion	CTO24 Carolina Pavilion c/o CTO Realty Growth, Inc. LaRessa Jones 1140 Williamson Blvd., Ste. 140 Daytona Beach, FL 32114	American Freight Outlet Stores, LLC	Lease Agreement, dated August 18, 2020 9575 South Blvd Charlotte, NC 28273	7564
74	Curry Companies	Curry Companies Attn: General Counsel 1825 Veterans Blvd Dublin, GA 31021	American Freight, LLC	Lease, dated May 29, 2020 116 B Hillcrest Parkway Dublin, GA 31021	192
75	Cuyahoga Investments, LLC	Cuyahoga Investments, LLC Leanne Hopkins 2080 Byers Rd. Miamisburg, OH 45342	American Freight Outlet Stores, LLC	Lease Agreement, dated May 31, 1995 2000 E. Dorothy Ln Kettering, OH 45420	5233
76	CVSC Phase II Associates	CVSC Phase II Associates Bridget Wright Eleven Parkway Center, Ste. 300 Pittsburgh, PA 15220	American Freight Outlet Stores, LLC	Lease, dated June 16, 1994 1051 Washington Pike Bridgeville, PA 15017	4333
77	CWP/Arlington LLC	CWP/Arlington LLC Mr. Dennis Robinson 1801 E 9th St., Ste. 1505 Cleveland, OH 44114	American Freight, LLC	Lease, dated March 24, 2017 2655 S. Arlington Rd. Akron, OH 44319	16
78	Daniel G. Kamin Wadsworth Enterprises	Daniel G. Kamin Wadsworth Enterprises Daniel G. Kamin PO Box 10234 Pittsburgh, PA 15232	American Freight, LLC	Lease, dated November 16, 2022 180 Great Oaks Trail Wadsworth, OH 44281	289
79	Danville Riverside Partners, LLC	Danville Riverside Partners, LLC Mila W. Gant 1500 Huguenot Road, STE #108 Midlothian, VA 23113	American Freight, LLC	Lease, dated September 25, 2020 3316 Riverside Dr Danville, VA 24541	211
80	Davco Heights, LLC	Davco Heights, LLC Sholom Davidowits 4403 15th Ave, Ste. 310 Brooklyn, NY 11219	American Freight Outlet Stores, LLC	Lease, dated December 16, 1993 1750 Richmond Rd Mchenry, IL 60050	5207
81	Daytona Commons, LLC	Daytona Commons, LLC Harry Spitzer 1901 W. Cypress Creek Rd. , Ste. 102 Fort Lauderdale, FL 33309	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 19, 2013 1415 S Nova Rd Daytona Beach, FL 32114	4015
82	Dennis R Phillips revocable Trust	Dennis R Phillips revocable Trust Dennis R Phillips 931 E. Fort King St. Ocala , FL 34471	American Freight, LLC	Indenture to Lease, dated November 12, 2016 7201 Smith Corners Blvd Charlotte, NC 28269	141

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
83	Derby Improvements, LLC	Derby Improvements, LLC David Zimmerman 565 Taxter Road Elmsford, NY 10523	American Freight Outlet Stores, LLC	Lease Agreement, dated May 11, 2022 656 New Haven Ave Derby, CT 06418	7633
84	Donna Rainwater Reece, Larry J. Rainwater, R. Bryan Whitmire and Karle J. Whitmire	Donna Rainwater Reece, Larry J. Rainwater, R. Bryan Whitmire and Karle J. Whitmire Bryan Whitmire 6806 Rogers Ave. Fort Smith, AR 72903	American Freight, LLC	Lease, dated May 11, 2021 6721 Us Hwy 54 Osage Beach, MO 65065	253
85	Dyn Sycamore Investments, LLC C/O First Midwest Group	Dyn Sycamore Investments, LLC C/O First Midwest Group Attn: General Counsel 6801 Spring Creek Rd Rockford, IL 61114	American Freight, LLC	Lease, dated October 1, 2015 1502 E Riverside Blvd Loves Park, IL 61111	116
86	E&L Investments, LLC	E&L Investments, LLC Elio Espino 2200 Pebble Beach Trl Oxnard, CA 93036	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 17, 2014 4150 W Shaw Avenue Fresno, CA 93722	9059
87	E.W Thompson, Inc.	E.W Thompson, Inc. Dianne Simon 906 Thompson Blvd. Sedalia, MO 65301	American Freight FFO, LLC	Lease Agreement, dated November 8, 2000 3200 West Broadway Blvd Sedalia, MO 65301	223
88	Eagle Water, LLC	Eagle Water, LLC Keith Howard 336 Montgomery Street Shreveport, LA 71107	American Freight, LLC	Lease Agreement, dated January 13, 2015 336 Montgomery St. Shreveport, LA 34000	106
89	Economy Square, Inc	Economy Square, Inc George Miskovsky 210 Park Ave., Ste. 2175 Oklahoma City, OK 73102	American Freight Outlet Stores, LLC	Outlet Store Lease, dated June 25, 2019 2805 Sw 29th Street Oklahoma City, OK 73119	4307
90	Esue LLC	Esue LLC Attn: Lee Cherney and General Counsel 185 NW Spanish River Blvd., Ste. 100 Boca Raton, FL 33431	American Freight Outlet Stores, LLC	Outlet Store Lease, dated December 4, 2009 51 Spiral Dr Florence, KY 41042	7611
91	ETERNIA LLC c/o Sachin Jain Avondale Property Management LLC	ETERNIA LLC c/o Sachin Jain Avondale Property Management LLC Sachin Jain 610 Arden Oaks Dr. Sugarland, TX 77479	American Freight Outlet Stores, LLC	Lease Agreement, dated February 20, 2019 6495 Quivira Rd. Shawnee, KS 66203	9112
92	Ethan Conrad Properties, Inc	Ethan Conrad Properties, Inc Alexis Roberts 1300 National Drive , Ste. 100 Sacramento, CA 95834	American Freight Outlet Stores, LLC	Outlet Store Lease, dated December 1, 2015 10379 Folsom Blvd. Rancho Cordova, CA 95670	4618
93	Excel Realty Partners, LP	Excel Realty Partners, LP Tracey Kusner 200 Ridge Pike, Ste. 100 Conshohocken, PA 19428	American Freight Outlet Stores, LLC	Outlet Store Lease, dated January 28, 2014 1800 Prescott Rd. Suite J Modesto, CA 95350	4684
94	ExchangeRight Value-Add Portfolio 2 Master Lessee, LLC	ExchangeRight Value-Add Portfolio 2 Master Lessee, LLC Quinton Briggs 1055 E. Colorado Blvd., Ste. 310 Pasadena, CA 91106	American Freight Outlet Stores, LLC	Outlet Store Lease, dated November 14, 2011 8284 Troy Pike Huber Heights, OH 45424	9603

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95	Fairview Heights Realty, LLC	Fairview Heights Realty, LLC Elvin 150 Great Neck Rd., Ste. 304 Great Neck, NY 11021	American Freight Outlet Stores, LLC	Outlet Store Lease, dated September 10, 2013 55 Ludwig Drive Fairview Heights, IL 62208	7322
96	Fall River Shopping Center North, LLC	Fall River Shopping Center North, LLC Lynne Boylan PO Box 590249 Newton Centre, MA 2459	American Freight Outlet Stores, LLC	Retail Outlet Store Lease Agreement, dated December 29, 1993 133 Mariano S. Bishop Blvd. Fall River, MA 38190	4823
97	Faye Howard Gross	Faye Howard Gross Peggy Comstock 709 Beechmont Rd Lexington, KY 40502	American Freight, LLC	Lease, dated October 1, 2013 272 W. New Circle Rd. Lexington, KY 40505	12
98	Fiddler's Run, LLC	Fiddler's Run, LLC Abe Karmel 10101 Fondren Rd., STE #545 Houston, TX 77096	American Freight, LLC	Lease, dated December 7, 2020 118 Fiddler's Run Blvd Morganton, NC 28655	218
99	FLC + W, LLC	FLC + W, LLC Dylan Qualls 109 N 6th St. Fort Smith, AR 72901	American Freight FFO, LLC	Lease, dated April 15, 2016 8300 Hwy 71 South Fort Smith, AR 72903	235
100	FMK, LLC DBA CORONA MARKETPLACE	FMK, LLC DBA CORONA MARKETPLACE Sammir Abassi 3737 Ross St. Vernon, CA 90058	American Freight Outlet Stores, LLC	Shopping Center Lease, dated August 7, 2017 1208 Magnolia Ave Corona, CA 92881	9150